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WILLIAM J RUSH ESQ

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UNIFORM SETTLEMENT STATEMENT

CMR Approval No. 2582-0265

|  |  |  |  |
|--|--|--|--|
| <b>A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>   |  | <b>SETTLEMENT STATEMENT</b>  |  |
| <b>B. TYPE OF LOAN</b>   |  | <b>6. File Number:</b>   |  |
| 1. Conventional - 1. FHA<br>2. Conventional - 2. VA  |  | 7. Loan Number:  |  |
| <b>3. Conventional - 3. VA</b>   |  | <b>8. Mortgage Insurance Case Number</b>                           |  |
| <b>C. NOTE:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing. They are shown here for informational purposes and are not included in the totals.<br><b>NOTE:</b> TIN = Taxpayer's Identification Number |  |  |  |
| <b>D. NAME AND ADDRESS OF BORROWER:</b>  |  | <b>E. NAME, ADDRESS AND TIN OF SELLER:</b>                         |  |
| ANN CAPAZZI<br>18 EASTBROOD ROAD<br>HARRINGTON PARK, NJ 07640  |  | RALPH DAY<br>666 CLOSTER DOCK ROAD<br>CLOSTER, NJ 07624            |  |
| <b>G. PROPERTY LOCATION:</b>   |  | <b>H. SETTLEMENT AGENT NAME, ADDRESS AND TIN</b>                   |  |
| 666 CLOSTER DOCK ROAD<br>CLOSTER, NJ 07624   |  | William J. Rush, Esq.<br>10 Stuyvesant Avenue, Lyndhurst, NJ 07071 |  |
| <b>LOT: 23 BLOCK: 2404</b>   |  | <b>PLACE OF SETTLEMENT</b>   |  |
|  |  | 10 STUYVESANT AVENUE<br>LYNDHURST, NEW JERSEY 07071                |  |
|  |  | <b>SETTLEMENT DATE</b>   |  |
|  |  | 02/28/2007   |  |

|  |            |  |            |
|--|------------|--|------------|
| <b>J. SUMMARY OF BORROWER'S TRANSACTION</b>                  |            | <b>K. SUMMARY OF SELLER'S TRANSACTION</b>            |            |
| <b>101. GROSS AMOUNT DUE FROM BORROWER:</b>                  |            | <b>400. GROSS AMOUNT DUE TO SELLER:</b>              |            |
| 101. Conventional sales price                                | 915,000.00 | 401. Conventional sales price                        | 915,000.00 |
| 102. Personal property                                       |            | 402. Personal property                               |            |
| 103. Settlement charges to borrower (Line 1400)              | 9,700.68   | 403. Settlement charges to seller (Line 1400)        |            |
| 104. Adjustments for items paid by seller in advance         |            | 404. Adjustments for items paid by seller in advance |            |
| 105. Conventional loan                                       |            | 405. Conventional loan                               |            |
| 106. County taxes  |            | 406. County taxes                                    |            |
| 107. Assessments   |            | 407. Assessments                                     |            |
| 108. Adjustments   |            | 408. Adjustments                                     |            |
| 109. Total   |            | 409. Total   |            |
| 110. Gross amount due from borrower                          | 924,700.68 | 410. Gross amount due to seller                      | 915,000.00 |
| 111. Gross amount due from borrower                          | 924,700.68 | 411. Gross amount due to seller                      | 915,000.00 |
| 112. Gross amount due from borrower                          | 924,700.68 | 412. Gross amount due to seller                      | 915,000.00 |
| <b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>        |            | <b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>      |            |
| 201. Conventional loan                                       |            | 501. Conventional loan                               |            |
| 202. Principal amount of new loan                            | 675,000.00 | 502. Settlement charges to seller (Line 1400)        | 9,154.00   |
| 203. Existing loan(s) to be replaced                         |            | 503. Existing loan(s) to be replaced                 |            |
| 204. 2ND MORTGAGE: PRE. FEES                                 | 44,551.25  | 504. Payoff of first mortgage loan COUNTRYWIDE HO    | 491,575.59 |
| 205. Payoff of first mortgage loan                           |            | 505. Payoff of second mortgage loan                  |            |
| 206. Payoff of second mortgage loan                          |            | 506. Payoff of third mortgage loan                   |            |
| 207. Payoff of third mortgage loan                           |            | 507. Payoff of fourth mortgage loan                  |            |
| 208. Payoff of fourth mortgage loan                          |            | 508. Payoff of fifth mortgage loan                   |            |
| 209. Payoff of fifth mortgage loan                           |            | 509. Payoff of sixth mortgage loan                   |            |
| 210. Adjustments for items paid by seller                    |            | 510. Adjustments for items paid by seller            |            |
| 211. Conventional loan                                       |            | 511. Conventional loan                               |            |
| 212. County taxes  |            | 512. County taxes                                    |            |
| 213. Assessments   |            | 513. Assessments                                     |            |
| 214. Adjustments   |            | 514. Adjustments                                     |            |
| 215. Total   |            | 515. Total   |            |
| 216. Gross amount paid by or in behalf of borrower           | 719,551.25 | 516. Gross amount paid by or in behalf of seller     | 500,732.59 |
| 217. Gross amount paid by or in behalf of borrower           | 719,551.25 | 517. Gross amount paid by or in behalf of seller     | 500,732.59 |
| 218. Gross amount paid by or in behalf of borrower           | 719,551.25 | 518. Gross amount paid by or in behalf of seller     | 500,732.59 |
| 219. Gross amount paid by or in behalf of borrower           | 719,551.25 | 519. Gross amount paid by or in behalf of seller     | 500,732.59 |
| 220. TOTAL PAID BY/IN BEHALF OF BORROWER                     | 719,551.25 | 520. TOTAL REDUCTION AMOUNT DUE SELLER               | 500,732.59 |
| <b>300. CASH AT SETTLEMENT FROM/TO BORROWER</b>              |            | <b>600. CASH AT SETTLEMENT FROM/TO SELLER</b>        |            |
| 301. Gross amount due from borrower (Line 110)               | 924,700.68 | 601. Gross amount due to seller (Line 410)           | 915,000.00 |
| 302. Less amount paid by or in behalf of borrower (Line 220) | 719,551.25 | 602. Less reduction in amount due seller (Line 520)  | 500,732.59 |
| 303. CASH FROM BORROWER                                      | 205,149.43 | 603. CASH TO SELLER                                  | 414,267.41 |

**SELLER'S STATEMENT**  
The information contained in Block J, E, G, H, and I and on line 401 (or, if line 401 is omitted, line 403 and 404) is important tax information and is being furnished to the Internal Revenue Service (the Service). If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

(Seller's Signature) RALPH DAY

(Seller's Signature)

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WILLIAM J RUSH

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**L. SETTLEMENT CHARGES**

| 700. TOTAL SALES PROCEEDS, COMMISSION based on price \$ 915,000.00               |  | PAID FROM BORROWER'S FUNDS AT SETTLEMENT |          | PAID FROM SELLER'S FUNDS AT SETTLEMENT |          |
|--|--|--|----------|--|----------|
| Division of County records; A Date 2007 as follows:                              |  |  |          |  |          |
| 701.5  |  |  |          |  |          |
| 702.5  |  |  |          |  |          |
| 703. Commission and ad. Sec. state   |  |  |          |  |          |
| 704.   |  |  |          |  |          |
| 800. ITEMS PAID BY LENDER IN CONNECTION WITH LOAN                                |  |  |          |  |          |
| 801. Loan Origination Fee  |  |  |          |  |          |
| 802. Loan Discount   |  |  |          |  |          |
| 803. Appraisal Fee to IVY MORTGAGE   |  |  | 525.00   |  |          |
| 804. Credit report to IVY MORTGAGE   |  |  | 50.00    |  |          |
| 805. Lender's Impact Fee   |  |  |          |  |          |
| 806. COMMITMENT FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC.                 |  |  | 435.00   |  |          |
| 807. FLOOD CERTIFICATION FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC.        |  |  | 9.00     |  |          |
| 808. TAX SERVICE FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC.                |  |  | 89.00    |  |          |
| 809. APPLICATION FEE TO IVY MORTGAGE   |  |  | 375.00   |  |          |
| 810. YEP PD BY LIGHTHOUSE TO IVY MORTGAGE (POC) - \$5750.00                      |  |  |          |  |          |
| 811.   |  |  |          |  |          |
| 812.   |  |  |          |  |          |
| 813.   |  |  |          |  |          |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE                              |  |  |          |  |          |
| 901. Interest from 02/28/2007-03/01/2007 @ \$142.968 per day                     |  |  | 142.97   |  |          |
| 902. Mortgage Insurance Premium for  |  |  |          |  |          |
| 903. Hazard Insurance Premium for  |  |  |          |  |          |
| 904.   |  |  |          |  |          |
| 905.   |  |  |          |  |          |
| 1000. RESERVES DEPOSITED WITH LENDER   |  |  |          |  |          |
| 1001. Hazard Insurance 3 month(s) @ \$112.25 per month                           |  |  | 336.75   |  |          |
| 1002. Mortgage Insurance   |  |  |          |  |          |
| 1003. City Property Taxes  |  |  |          |  |          |
| 1004. County Property Taxes month(s) @ \$879.97 per month                        |  |  | 3,519.88 |  |          |
| 1005. Annual special tax   |  |  |          |  |          |
| 1006.  |  |  |          |  |          |
| 1007.  |  |  |          |  |          |
| 1008. Assessor's Assessment  |  |  | -879.97  |  |          |
| 1100. TITLE CHARGES  |  |  |          |  |          |
| 1101. Settlement or closing fee to   |  |  |          |  |          |
| 1102. Abstract or title search fee   |  |  |          |  |          |
| 1103. Title Insurance fee to   |  |  |          |  |          |
| 1104. Title Insurance fee to   |  |  |          |  |          |
| 1105. Document recording fee to EAST COAST TITLE SERVICES, LLC.                  |  |  |          |  |          |
| 1106. Notary fee to  |  |  |          |  | 500.00   |
| 1107. Abstract fee to WILLIAM J. RUSH, ESQ.                                      |  |  | 500.00   |  |          |
| (includes line 1106)   |  |  |          |  |          |
| 1108. Title Insurance fee to EAST COAST TITLE SERVICES, LLC.                     |  |  | 3,948.05 |  |          |
| (includes line 1106)   |  |  |          |  |          |
| 1109. Lender's reserve @ \$ 75000.00   |  |  |          |  |          |
| 1110. Owner's reserve @ \$ 15000.00  |  |  |          |  |          |
| 1111. COURIER FEE TO UPS   |  |  | 150.00   |  |          |
| 1112.  |  |  |          |  |          |
| 1113.  |  |  |          |  |          |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES                                  |  |  |          |  |          |
| 1201. Recording fee: Deed \$ 150.00 Mortgage \$ 350.00 Release \$ 75.00          |  |  | 500.00   |  | 75.00    |
| 1202. County transfer tax: Deed \$ Mortgage \$                                   |  |  |          |  |          |
| 1203. State transfer tax: Deed \$ Mortgage \$                                    |  |  |          |  |          |
| 1204. Realty Taxrate Fee   |  |  |          |  |          |
| 1205.  |  |  |          |  | 8,569.00 |
| 1300. ADDITIONAL SETTLEMENT CHARGES  |  |  |          |  |          |
| 1301. Survey fee   |  |  |          |  |          |
| 1302. Part inspection fee  |  |  |          |  |          |
| 1303. BOROUGH OF CLINTON, 1ST QTR. 2007 (PAID) - \$2639.91                       |  |  |          |  |          |
| 1304.  |  |  |          |  |          |
| 1305.  |  |  |          |  |          |
| 1306.  |  |  |          |  |          |
| 1400. TOTAL SETTLEMENT CHARGES (enter on Page 101, Section J and 502, Section K) |  |  | 9,700.68 |  | 9,164.00 |
| CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and      |  |  |          |  |          |

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I received a copy of the HUD-1 Settlement Statement.

Seller  
RALPH DAY

Borrower

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds disbursed or to be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent  
William J. Rush, Esq.

Date

02/28/2007

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

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